

STAFF REPORT

TO: Mayor and City Council DATE 12/7/04 (w/s)
12/14/04 (formal)

VIA: Jim Westbrook, City Manager

FROM: Cathy Ball, PE, City Engineer

SUBJ: Contract for Project Management Services for the
Haywood Street Parking Garage in the Battery Park Area

Summary Statement: The consideration of a resolution authorizing the City Manager to sign a contract with Hanscomb, Faithful and Gould, in the amount not to exceed \$300,000, for project management services for the Haywood Street Parking Garage (formerly know as the Battery Park Parking Garage.)

Review: In 2003, staff requested proposals from qualified firms to perform project management services for the development of construction documents, costs estimates and construction oversight for the Haywood Street Parking Garage in the Battery Park area. Staff reviewed the proposals and determined that Hanscomb, Faithful and Gould was the most qualified firm.

The role for project management as an independent service is a key element to reducing overall cost while receiving a good quality structure. Hanscomb, Faithful and Gould would work directly for the City of Asheville and represent the best interest of the City. We currently have them on retainer on an hourly basis. They have already played a crucial role in reducing the costs of the project.

All of the additional costs for the contract amendment will be recovered with bond proceeds. Money for this increase is in the requested budget amendment included as an item on this agenda.

Considerations

1. The project costs would increase by \$300,000.
2. This cost could be offset by the savings recommend but the project manager because of their expertise.

This will meet City Council’s Strategic Plan in the focus area of “Sense of Place, Heritage and Arts. **Goal #3:** Downtown Development with improved gateways/corridors - Support and advocate for initiatives to encourage new downtown development including gateway/corridor improvements. **Objective 2.** Enhance and encourage new downtown development by establishing funding strategies to partner with or make downtown more attractive to private developers. **Task: (1)** Construct infrastructure including parking, shuttle/trolley service, sidewalks, streetscapes, and bicycle facilities to accommodate growth downtown.

Recommendation: City staff requests that City Council authorize the City Manager to sign a contract with Hanscomb, Faithful and Gould in the amount not to exceed \$300,000 for project management services for the Haywood Street Parking Garage.

Attachment:

1) Resolution

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A CONTRACT WITH HANSCOMB, FAITHFUL AND GOULD FOR PROJECT MANAGEMENT SERVICES FOR THE HAYWOOD STREET PARKING GARAGE

WHEREAS, the City of Asheville requested proposals from qualified firms to perform project management services for the Haywood Street Parking Garage; and

WHEREAS, City staff evaluated the proposals and determined that Hanscomb, Faithful and Gould was the most qualified firm through a formal evaluation process;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The City Manager be authorized to execute a contract with Hanscomb, Faithful and Gould in the amount of \$300,000 to perform project management services for the design, costs estimation and construction for the Haywood Street Parking Garage formerly known as the Battery Park Parking Garage.

Read, approved and adopted this 14th day of December 2004.

City Clerk

Mayor

Approved as to form:

City Attorney